

# CITY OF DULUTH

Planning Division

411 W 1<sup>st</sup> St, Rm 208 \* Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

## STAFF REPORT

<b>File Number</b>	PL 14-046	<b>Contact</b>	Jenn Reed Moses, jmoses@duluthmn.gov	
<b>Application Type</b>	UDC Map Amendment	<b>Planning Commission Date</b>	May 13, 2014	
<b>Deadline for Action</b>	<b>Application Date</b>	April 11, 2014	<b>60 Days</b>	July 10, 2014
	<b>Date Extension Letter Mailed</b>	April 22, 2014	<b>120 Days</b>	August 9, 2014
<b>Location of Subject</b>	Rockridge School Site			
<b>Applicant</b>	ISD #709	<b>Contact</b>	218-336-8907	
<b>Agent</b>	Kerry Leider	<b>Contact</b>	218-343-2894, kerry.leider@duluth.k12.mn.us	
<b>Legal Description</b>	See attached			
<b>Site Visit Date</b>	N/A	<b>Sign Notice Date</b>	April 21, 2014	
<b>Neighbor Letter Date</b>	April 24, 2014	<b>Number of Letters Sent</b>	65	

### Proposal

Applicant is proposing to rezone the Rockridge School property from R-1 (Residential-Traditional) to R-P (Residential-Planned). The Concept Plan for the R-P district includes reuse of existing school building, single-family lots, preservation of common open space, and pedestrian easements between Hawk Ridge and adjoining neighborhoods.

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	R-1	Former school property (vacant)	Traditional Neighborhood
<b>North</b>	RR-1	Park (Hawk Ridge)	Preservation
<b>South</b>	R-1	Residential	Traditional Neighborhood
<b>East</b>	R-1	Residential	Traditional Neighborhood
<b>West</b>	R-1	Undeveloped/residential	Traditional Neighborhood

### Summary of Code Requirements (reference section with a brief description):

UDC Sec. 50-37.3.A: Any property owner may petition the planning commission to amend the district boundaries in which the property is located.

UDC Sec. 50-37.3.B: Planning commission shall review the application, conduct a public hearing ... with public notice ... and make a written recommendation to council.

UDC Sec. 50-37.3.C: The planning commission shall review the application, and council shall approve the application or approve it with modifications, if it determines that the application:

1. Is consistent with the Comprehensive Land Use Plan;
2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use;
3. Is required by public necessity, convenience, or general welfare, or good zoning practice;
4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

5-1



## Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

Governing Principle #1- Reuse previously developed lands. This includes adaptive reuse of existing building stock.

Governing Principle #2 - Declare the necessity and secure the future of undeveloped spaces. Minimally or undeveloped areas collectively create an open space system that contribute to Duluth's cultural, health, recreational, and economic value and community identity.

Future Land Use - Traditional Neighborhood: Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. 4-8 units/acre.

Recent History: In 2011, the City conducted a study of the Rockridge school site and as a result changed the Future Land Use Map for the site from Institutional to Traditional Neighborhood. In 2012, Rockridge Elementary School was closed and the building is vacant.

## Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

Staff finds that:

- 1.) The Minnesota Planning Act provides that zoning (an "official control") should implement the general objectives of the Comprehensive Plan and appellate courts have issued decisions that zoning must comply with the Comprehensive Plan or else be considered arbitrary and capricious.
- 2.) Site is currently zoned R-1 and is eligible for rezoning to R-P. The R-P zone district was established to provide a flexible development option for residential projects and is consistent with the comprehensive plan future land use designation of Traditional Neighborhood.
- 3.) To rezone to R-P, applicant must provide a Concept Plan showing uses and densities for the site. Applicant is proposing two use areas; Parcel A would allow multi-family dwellings, a residential care/assisted living facility, government building, residential assembly, nursing home, and/or daycare in the existing building. Additions to the building would be allowed, providing the building does not exceed 40,000 sq ft (existing building is 30,671 sq ft) and 30 dwelling units. Parcel B would allow single-family homes.
- 4.) Concept Plans in the R-P district must show that the development would provide a greater level of public benefit than would be required under the existing zone district. This site would include four areas of common open space to remain undeveloped (a total of 30% of the R-P area), and a new unimproved pedestrian easement connecting surrounding neighborhoods to Hawk Ridge.
- 5.) Following rezoning, R-P districts must submit a detailed Regulating Plan for approval by the Land Use Supervisor. Requirements of the Regulating Plan are listed in UDC Section 50-14.7.E and 50-14.7.F. The Regulating Plan must be consistent with the Concept Plan and must be approved before any building permits can be issued for the property.
- 6.) The land uses proposed as part of the Concept Plan are not anticipated to result in material adverse impacts in comparison to the site's use as a school.
- 7.) A neighborhood meeting was held on April 29, with 29 people in attendance. Questions and comments focused on parking, road access, proposed trails, and future use of the property. Complete comments are attached to this report.
- 8.) One phone call was received from a neighbor asking about plans for the property. No other citizen, agency, or City comments were received.

## Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Based on the above findings, Staff recommends that Planning Commission recommend approval of the UDC Map Amendment, for the following reasons:

- 1) This proposal is consistent with the Comprehensive Land Use Plan.
- 2) The proposed R-P zone district is consistent with the future land use category of Traditional Neighborhood.
- 3) Material adverse impacts on nearby properties are not anticipated.

## Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)

J-8





# City Planning

PL 14-046

Rockridge School

## Legend

### Zoning Boundaries



Stream Type

Trout Stream (GPS)

Other Stream (GPS)

Right-of-Way Type

Road or Alley ROW

Vacated ROW

Easement Type

Utility Easement

Other Easement

Shoreland Overlay Zone

Cold Water

Natural Environment

General Development

Floodplain Type

General Flood Plain

Flood Way

Flood Fringe

Future Land Use

Preservation

Recreation

Rural Residential

Low-density Neighborhood

Traditional Neighborhood

Urban Residential

Neighborhood Commercial

Neighborhood Mixed Use

General Mixed Use

Central Business Secondary

Central Business Primary

Auto Oriented Commercial

Large-scale Commercial

Business Park

Tourism/Entertainment District

Medical District

Institutional

Commercial Waterfront

Industrial Waterfront

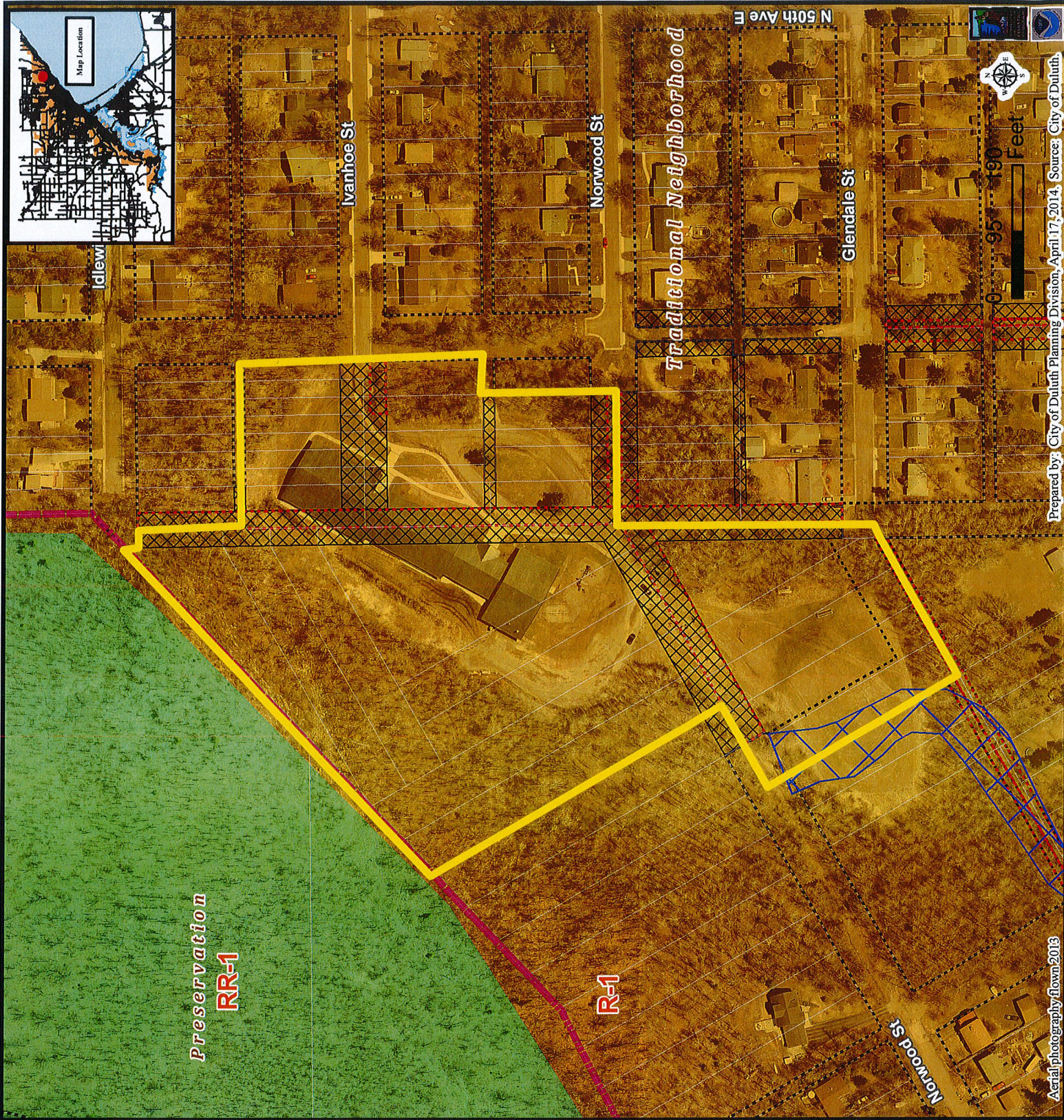
Light Industrial

General Industrial

Transportation and Utilities

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

J-3



Aerial photography flown 2013

Prepared by: City of Duluth Planning Division, April 17, 2014. Source: City of Duluth.



# Rockridge Elementray School Property

Scale



- New Pedestrian Easement ———
- Preserved Easement - - - - -
- Existing Easement ———
- Common Open Space ●●●●●
- Remains R-1 Zoning
- R-P (Parcel A)
- R-P (Parcel B)

R-P (Parcel A)

Skyline Parkway

A

B

R-P (Parcel B)

Norwood Street

Lakeside Gardens

48th Avenue East

49 1/2 Avenue East

49th Avenue East

Gle

Crosle

Oal

RECEIVED APR 11 2014

1828	1829	1830	1831	1832	1833	1834	1835	1836
131	130	129	128	127	126	125	124	123
1646	1647	1648	1649	1650	1651	1652	1653	1654
1119	1118	1117	1116	1115	1114	1113	1112	1111
1464	1465	1466	1467	1468	1469	1470	1471	1472
1077	1076	1075	1074	1073	1072	1071	1070	1069
1282	1283	1284	1285	1286	1287	1288	1289	1290
95	94	93	92	91	90	89	88	87
1100	1101	1102	1103	1104	1105	1106	1107	1108
83	82	81	80	79	78	77	76	75
1099	1098	1097	1096	1095	1094	1093	1092	1091
918	919	920	921	922	923	924	925	926
71	70	69	68	67	66	65	64	63
17	16	15	14	13	12	11	10	9

J-4



# Rockridge School Site

## Concept Plan Table 50-14.7

Area / Category		Permitted Uses	Density	Maximum Height
A	Household Living Group Living Community Cultural Health Care Personal Services	Dwelling, multi-family Residential care /assisted living Government building Religious assembly, small Nursing home Day Care	30 dwelling or care units; maximum 40,000 sq.ft.	35 ft.
B	Single-family	Dwelling, One Family	Per R-1 District Dimensional Standards	30 ft.
	Common Open Space	Unimproved and undeveloped Land	NA	NA
	Pedestrian Easements	Unimproved pathway to and from public lands (Hawk Ridge Area) and adjoining neighborhoods	NA	NA
	Existing Easement	Maintains pedestrian connectivity between neighborhoods		

- Previous Base Zone District Parcels A and B : R-1
- Steep slopes north of existing building to be undeveloped
- Common Space: 30% of total R-P area
- Vacated section of Norwood Street remains undeveloped between Parcel A and Parcel B to create a buffer between uses.
- Existing school building will be reused for Parcel-A development with possible addition within density as defined in table above; any additions or exterior remodeling to existing structure will be consistent with the architecture of existing building features.

5-5

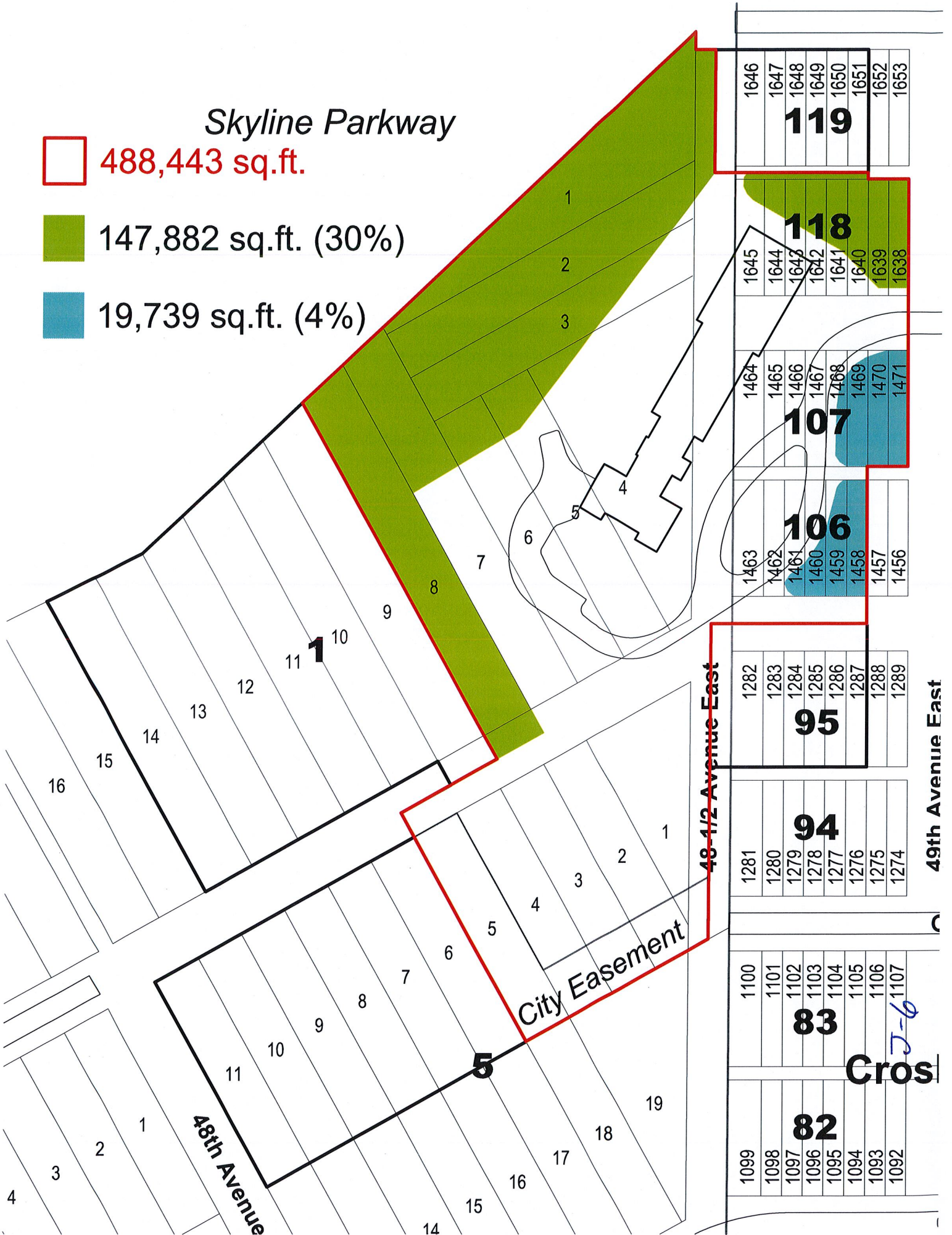


*Skyline Parkway*

  488,443 sq.ft.

147,882 sq.ft. (30%)

19,739 sq.ft. (4%)





## Community Meeting

Rockridge School Property Re-zoning

April 29, 2014 5:30 p.m.

Lester Park School – Media Center

Public Comments/Concerns

- Response

### Verbal Comments/Concerns provided at the Community Meeting:

- **Why was Rockridge closed down if Lester Park is so full?**

*Response: NA*

- **Is the trail being developed going to be useable for snowmobiles and recreational uses?**

*Response: The applicant is requesting the trail easement be for unimproved pedestrian access and not for bicycles or motorized vehicles.*

- **Since Lester Park is so full, could Rockridge be used for ECFE programs and others like this?**

*Response: NA*

- **Please clarify the definition of Parcel B by Glendale.**

*Response: Parcel B will be developed for single family residential development with regulation consistent with R-1 District Dimensional Standards. This Parcel is included in the R-P to recognize its adjacency and relationship to Parcel A and new and existing pedestrian, utility, and road easements impacting Parcel B.*

- **Why couldn't there be an entrance from the west side of the property?**

*Response: The applicant had received previous communications that were considered to suggest a through street was not desired in this neighborhood. Not having a through street will also preserve the existing dead end character of the existing neighborhoods to the east and west of the R-P property, and the separation of higher density use from the traditional neighborhood.*

- **Water is coming off the hill. Wetland issues? Drainage impacts the property and could be a problem.**

*Response: The applicant agrees and recognizes this typical nature of the Duluth hillsides and accepts that the existing engineering and storm water management regulation by the City of Duluth will provide assurances the impacts of hillside runoff will be properly managed to minimize impacts on public and private property, and natural resources.*

- **If rezoned to multi-family use, does that open it up to low income housing development?**

*Response: The applicant is not marketing this property for affordable housing in part due to the lack of ready access to public transportation or sidewalks extending from the property to public transit routes. The applicant believes the property highest and best use will be for developing market rate housing or an assisted living facility.*

- **What are the requirements of a 30 unit structure for transportation purposes?**

*Response: The applicant has identified in the Regulating Plan for this property that there will be at least one off street parking space per dwelling unit.*

- **Have you looked at the impact of birding vs. the golfing impact on this area? Birding brings in more revenue.**

*Response: The applicant recognizes the adjacency of the property to a significant portion of public property and specifically the Hawk Ridge Migratory Bird observation areas and believes that adjacency compliments this R-P development by utilizing the existing school building structure, and providing trail residents close access to the public natural areas.*

✓  
D-C



- **Are any medical facilities interested in this area?**

*Response: The applicant has no offer or expressed interest by any developer interested in using the property as a medical facility. The application is requesting the Regulating Plan include the category of Health Care and Nursing Home use.*

- **If the school board sells the property, development would have an impact on the neighborhood. This impact should offset the neighborhood tax structure. What role would the public have in that determination?**

*Response: The applicant understands there is a shortage of market rate housing in the Duluth Community and the potential multi-family reuse of the existing school building would be responsive to that need. The categories and uses to be allowed by the R-P and Regulating Plan are designed and chosen to recognize the traditional neighborhood adjacencies and result in impacts similar or less than the prior use as a school. Returning the property to a taxable status will result in ongoing new tax revenue for the City, County, and School District.*

- **The neighborhood should get a notice once the school board has determined the sale will take place.**

*Response: School Board action related to the sale of property is conducted in public meetings where there is opportunity for the public comment. The School District publishes its agenda in advance of the public meeting where action is considered or taken.*

- **The FORockridge Group would like to see the whole property designated R-P and retain the neighborhood element.**

*Response: The applicant believes there are existing regulations and zoning related to R-1 zoning that will properly regulate the development of School District property that is not included as part of the R-P. The primary focus and underlying reason and need for the re-zoning to R-P is to allow for the reuse of the existing school building, and the R-P provides land necessary for that reuse and adequate to provide common areas and buffer from adjacent traditional neighborhood areas.*

- **Has the district considered taking the school down and leaving it as a park or keeping the property as R-1 single family residences?**

*Response: The applicant does not consider this to be consistent with the City Future Land Use Plan which encourages reuse of existing infrastructure when possible.*

- **Has the school district considered a time limit for determining how long it will allow the property to remain unsold?**

*Response: The applicant believes the obstacle and deterrent to sale and re-use/redevelopment has been the current zoning, and that the approval of an R-P district will result in the sale of this property in less time than has already elapsed since the building was closed and available for sale.*

- **Has the DNR looked at the property?**

*Response: The DNR has expressed no interest in the property.*

- **On Norwood, the single family R-1 would require an extension of Norwood Street.**

*Response: The question relates to property that is not part of the proposed R-P district. However, it is the applicants understanding existing regulation for R-1 development requires improved road frontage and therefore development of residential lots where no existing street improvement fronts the property would require street extensions.*

- **People have lived in this area for a long time on Glendale Street. They would like the dead end to be preserved.**

*Response: The applicant is not requesting any through street as part of this R-P application. The development of Parcel B of the R-P would only require an extension of Norwood to provide required street frontage.*

2-15



- **Did the superintendent put together a task force to study properties and uses?**

*Response: The superintendent has organized an advisory group to assist with the District's disposition of remaining excess property. That group has recommended the District proceed with the marketing and sale of excess land associated with the former Rockridge School site and to pursue the rezoning of land as necessary to allow for the redevelopment and reuse of the existing school building.*

- **Is it the intent to sell Parcel B separately from Parcel A?**

*Response: The applicant will consider the sale of R-P parcels separately or together.*

- **What is the reason for section B to be part of the R-P rather than R-1?**

*Response: Parcel B will be developed for single family residential development with regulation consistent with R-1 District Dimensional Standards. This Parcel is included in the R-P to recognize its adjacency and relationship to Parcel A, including new and existing pedestrian, utility, and road easements impacting Parcel B.*

- **Are there any serious potential developers at this time?**

*Response: The applicant has no offers or proposals at this time.*

- **Who came up with the 30 unit drawing?**

*Response: The School District developed this concept drawing to demonstrate the potential for this re-use to neighbors and potential developers.*

- **How much is the district asking for the property?**

*Response: The applicant is asking \$1.45M for all of the approximately 17 acre property including building. The asking price for individual parcels will be determined once any change to property zoning is determined and there is an appraisal of the divided parcels.*

- **How many potential residential lots are there on this property?**

*Response: Related to the R-P there is one, maybe two lots that might be created on Parcel B per existing R-1 District standards.*

- **The City is interested in having market rate housing in this area as there is a great need.**

*Response: As indicated in response to a prior question: The applicant understands there is a shortage of market rate housing in the Duluth community and the potential multi-family reuse of the existing school building would be responsive to that need.*

- **What is the District's next plan after this meeting?**

*Response: The applicant understands its application will be considered by the City Planning Commission on May 13, 2014 and following their consideration and action will be considered by the City Council in two separate readings. And, following the approval by the City, the applicant will continue to market the property only with these changes in zoning available and known to potential developers.*

- **If the 11 point plan is altered, how will residents know what changes have been made?**

*Response: The applicant will produce a report to the City Planning Department to be included in the information considered by the Planning Commission and City Council.*

- **Is this meeting the last opportunity for the neighbors to have input into this rezoning process?**

*Response: Neighbors are encouraged to send or call Kerry Leider with their additional thoughts, there will be a public hearing as part of the Planning Commission's consideration of the re-zoning application, and finally, there will be opportunity for public comment as part of the City Council's consideration of this application.*

- **Sale of the property is part of the LRFP process and revenue in this process helps offset the finances for paying off the debt. This is a win-win for this area as it offsets the debt for the district and provides much needed market rate housing.**

*Response: The applicant agreed with the comment.*

10-1



Written Comments/Concerns provided at the Community Meeting:

1. **Would a developer who buys the existing building have a timeline for completion?  
John A. Anderson School in Two Harbors sold to a private party about six years ago and is still not developed and deteriorating.**

*Response: The applicant understands there are existing codes and regulations that will govern and respond to this concern.*

2. **Why not have a new road/street put through by the soccer field area going west to 43<sup>rd</sup> Avenue East?**

*Response: The applicant had received previous communications that were considered to suggest that a through street was not desired in this neighborhood. Not having a through street will also preserve the existing dead end character of the existing neighborhoods to the east and west of the R-P property, and the separation of higher density use from the traditional neighborhood.*

3. **In amending the easements, please use the language "non-motorized" rather than pedestrian, as we want to maintain access for kids on bicycles.**

*Response: The applicant is requesting the trail easement be for unimproved pedestrian access and not for bicycles or motorized vehicles, and believes this is consistent with the type of use and access that has been enjoyed by the neighborhood and community as this property was in the ownership of the School District. A quiet and peaceful walking trail is what is considered an appropriate adjacency to the residents of the repurposed school building and any new residential development.*

4. **Please consider making a through street to take vehicle pressure off of Ivanhoe St. especially if an apartment building is proposed.**

*Response: The applicant had received previous communications that were considered to suggest that a through street was not desired in this neighborhood. Not having a through street will also preserve the existing dead end character of the existing neighborhoods to the east and west of the R-P property, and the separation of higher density use from the traditional neighborhood. The traffic impacts from the potential allowed uses are expected to be less and more metered than what existed when the building was used as a school.*

5. **Any plan for this property should include provisions to:**
  - a. **Maximize preservation of existing open field area (soccer field)**
  - b. **Minimize disturbance of intermittent streams and natural sedimentation areas**
  - c. **Minimize impact on migratory birds**
  - d. **Ensure extension of Norwood Street, if proposed, is designed to safely control speed of traffic and incorporate sidewalks or other measures for pedestrians.**
  - e. **Ensure that amount of revenue received from potential sale of property justifies any disturbance of this unique area.**
  - f. **Ensure public notice and written notice to neighborhood for any pending sale of property. (Solicit public input on sale.)**

*Response: These concerns and requests are discussed and responded to in previous comments and questions listed above.*

6. **The attached document from neighbor Tom Ryther entitled FORockridge – Friends of Rockridge was also received and requested to become part of the public record for this meeting.**

*Response: The responses to concerns, comments and questions listed above and contained in the Regulating Plan submitted as part of this application are considered to respond to the eleven (11) points and other comments listed in the documents submitted.*

J-10



*Following UDC Language requiring this neighborhood meeting, and considering the comments, concerns and suggestions received, and conversation and suggestions from City Planning Staff, the Applicant is amending its Residential Plan rezoning Application submission as follows:*

1. The document title 'Regulating Plan 50-14.7' is revised to "Concept Plan Table 50-14.7".
2. In the Table clarification of Common Open Space is made to reflect unimproved and undeveloped land in permitted uses.
3. Following bullet points are amended or removed from Concept Plan
  - ~~Existing water, sewer and utility services will supply the development in Parcel A, extension of Glendale Street may be required for Parcel B and will be constructed to meet City engineering standards to become a public street.~~
  - Existing Vacated section of Norwood Street remains undeveloped between Parcel A and Parcel B to create a buffer between uses.
  - ~~Any increase to impervious surface will have provisions for treatment of storm water run-off using rain gardens, retention ponds, or other approved by City Engineering.~~
  - ~~Off street parking will be provided on existing private driveway, parking lots and garage facilities with at least one space per dwelling.~~

J-11



copy: Kerry Leider  
For district/public  
record.

1 document of 2

# FORockridge - Friends of Rockridge

RE: Rezoning the Rockridge School site to Residential-Planned (R-P) District.  
Community Meeting, April 29, 2014

To: Kerry Leider, Duluth City School District.

From: FORockridge - Friends of Rockridge.

Date: April 29, 2014

We submit the following for the public record as part of the Community Meeting of April 29, 2014, to supplement the attached 11 points provided by the Friends of Rockridge.

The Friends of Rockridge have been involved with the rezoning issue of Rockridge School site for the past 14 months. As we know, the Rockridge School property has been a neighborhood and City resource for 50 years, funded by the taxpayers of the school district. It has been a school, and today continues as a green open space, playground, and recreation field, all well used as part of the historic character of Lakeside-Lester Park.

Friends of Rockridge have over these last 14 months worked to ensure appropriate uses of the site that are compatible with the existing neighborhood, thus opposing a rezoning to R-2, potentially multi family uses for the site. In this effort we have gathered 421 petition signatures, and an increasing number of online petition supporters.

We are submitting this evening for the public record 11 points that can strengthen the continued use of elements of the site for community purposes (as encouraged by the requirements of the R-P District) and can result in the school district marketing and selling this property.

The 11 points essentially address:

- The entire site, 18.5 acres, should be rezoned to R-P.
- In retaining the existing school building, its use needs to be contained, essentially, within the limits of this structure, allowing this building to be repurposed and used.

J-12



- The remainder of the site shall be single family dwellings.
- Provide the required 30% open space for the entire 18.5 acres, which shall be permanently preserved (per the R-P zoning code requirements). Preservation should include transferring the open space in fee to the City of Duluth.
- Provide a trail connection to be permanently preserved (per the R-P zoning code requirements) through the site from Hawk Ridge to Glendale Street. Preservation should preferably be in fee, or by permanent easement, to the City of Duluth.
- A community meeting, per UDC requirements, shall be held at the time of submission for building permits for the site for approval by city staff, allowing neighbors input at that point in the development process.
- The school district shows, states, how this rezoning and its future development will address the R-P zoning requirement for public recreation facilities, with this site presently having playgrounds, a soccer field, and basketball court.
- Not Connecting Glendale Street thorough to Norwood Street.

We appreciate the opportunity to provide our concerns for the public record for site uses while also preserving appropriative features of this neighborhood and City resource, for the public record and the neighborhood's future.

J-13



copy: Kerry Leider  
For district/public  
record.  
1 document of 2

# FORockridge - Friends of Rockridge

## Proposed Rockridge R-P Plan Submission Details

### UDC 50-14.7 Residential-Planned (R-P) District

#### A. Purpose

*The R-P district is established to provide a flexible development option for residential projects that integrate creative site design, provide a variety of housing types, provide unique on-site amenities, conserve natural features, increase pedestrian connectivity, or otherwise result in a final product that provides a greater level of public benefit than would be required under the existing zone district. Each R-P district requires approval of an R-P regulating plan that includes the location, type, and intensity of proposed development and a description of public amenities or benefits included. Single-family residences, two-family residences, and townhouses, as well as accessory uses, are permitted, as shown in Table 50-19.8, provided projects are compatible in scale and character with the surrounding neighborhood and are included in the approved R-P plan.*

The below listed items are to be submitted with the R-P rezoning application for the Rockridge School 18.5 acre site, be a part of the required Concept Plan, or be included in accompanying supportive text. These items, part of the UDC R-P rezoning requirements address neighborhood concerns, as well as giving definition and clarity to potential use of the site. All the below items ultimately are to become part of the Ordinance adopted for the Rockridge rezoning, i.e., be specific stipulations binding with and part of the rezoning as approved.

in addition to the "R-P Concept Plan criteria";

- (a) property to be rezoned and uses
- (b) maximum residential densities
- (c) maximum building heights

Document the following and submit with the Rockridge R-P rezoning application.

1. Show all public and private roadways to service the uses proposed for the R-P rezoning.
2. As part of addressing the "R-P District Purpose", state how the Concept Plan to

5-14



be submitted is compatible with the existing neighborhood character as well as the surrounding site character, specifically stating how it is compatible, as well as explaining how it does not overdevelop the 18.5 acre site.

3. As part of addressing the "R-P District Purpose", state the specifics of the "greater level of public benefit" of the project.

4. In conjunction with the required "Development Standards" and "Regulating Plan Contents", provide the R-P Natural Resources Inventory, indicating how important significant natural resource features of wetlands, existing significant site vegetation, and wildlife areas, will be better retained, preserved, protected over time. This information can and should inform the 30% open space requirement that is proposed to be preserved.

5. As part of the "R-P Development Standards" and "Regulating Plan Contents", specifically delineate the 30% open space on the Concept Plan submitted, how it is to be permanently retained, preserved over time, and that it is available for public use. The Natural Resources Inventory can and should inform the areas to be included in the 30% open space preservation requirement.

6. As part of addressing the "R-P District Purpose" and "pedestrian connectivity" and "Regulating Plan Contents", provide an on site realistic and functional permanently dedicated public trail connection from the neighborhood through the site to Hawk Ridge, delineating this trail on the Concept Plan submitted, and stating how it will be retained, preserved, over time.

7. As part of addressing the "R-P District Purpose", state what "unique on site amenities" will be provided, and how retained.

8. As part of the "R-P district Purpose", state and show how the proposed Concept Plan supports recreation facilities open to the public.

9. It needs reiterated that a Community Meeting per "R-P requirements", will be held with the neighbors at the time the Regulated Plan is submitted for approval, with the results of the that meeting conforming to the R-P Community Meeting Requirement criteria, and being factored into the development plans prior to submission and review of the proposed Regulatory Plan, and prior to the Regulated Plan approval.

10. Provide notification to the attendees of the Regulated Plan Community Meeting of final results of staff's review, approval, modification, denial, or deferral, of the developers submitted Regulated Plan.

11. The Public record for this rezoning application needs stated that any changes from the approved Concept Plan; uses, densities, building heights, necessitate a new rezoning application.

J-15



2-15-14

3-10-14

3-12-14

3-27-14

J-16



# SIGN-IN SHEET

Community Meeting  
Rockridge School Property Re-zoning  
held at Lester Park School - Media Center

April 29, 2014

5:30 p.m.

Name

Address

JEANNINE<sup>TONY</sup> MART

4740 Norwood St

PAT & TOM O'BRIEN

5028 Norwood St

JOHN ROGGE

4902 IVANHOE ST.

Arden Weaver

4919 Ivanhoe St.

Carol Weaver

4919 Ivanhoe St.

Penny Dearth

2917 London Rd.

PAT & HAROLD NORDIN

5310 OAKLEY ST.

MARK & DIANE IRVING

4923 IVANHOE ST

Barb Soder

5025 Glendale St.

WAYNE HENCZ

5001 IVANHOE ST

May Larson

4853 Glendale St.

Joyce & Chris Busche

5031 Glendale St

LARRY SIEGEL

5009 GLENDALE ST

5-17



# SIGN-IN SHEET

Community Meeting  
Rockridge School Property Re-zoning  
held at Lester Park School - Media Center

April 29, 2014  
5:30 p.m.

Name

Address

Beth Petersen

4907 Glendale St

Sen Island

~~4900~~ Woodlawn St

Margy Fraboni

4507 Oakley St

Ryan Jagun

5031 Ivanhoe St

Mike Miernicki

School Board Chair

Judy Seliga-Punyko

School Board Member

Rosie Loefler-Kemp

School Board Member

Annie Harala

School Board Member

Barbara Russell

4914 Glendale St.

Tjaard Breeuwer

4729 Norwood St

Ron Gullicks

4801 Norwood St.

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